

OCTOBER 25, 2005

**CITY OF GUNNISON COUNCIL
REGULAR SESSION MINUTES**

7:00 P.M.

The Regular Session was called to order at 7:00 P.M., by Mayor Ferguson with City Councilors Medina, Harriman, Miller and Nesbitt present along with City Attorney Landwehr, Interim City Manager Coleman, City Clerk Davidson, Community Development Director Westbay, Finance Director Hanson, Parks & Recreation Director Ampietro, Gunnison Housing Authority Director Denise Wise, Consultant Dr. Fred Rainguet, several interested citizens and the press.

OCTOBER 25, 2005

PUBLIC HEARING

7:00 P.M.

Mayor Ferguson opened the Public Hearing at 7:00 P.M. and stated the reason for the Hearing is to receive public input on the application, ZA-05-2, from Craig and Jennifer Duncan for Rezoning from R-1 to R-2 of Lot 19, Rainbow Meadows Estates, Filing No. 2, more commonly known as 293 N. 3rd Street, Gunnison. The Mayor asked for Proof of Publication. City Clerk Davidson stated proof of publication was included in their packets.

Community Development Director Westbay reviewed the Staff recommendation and the recommendation from the City Planning and Zoning Commission. Staff and the Planning Commission recommend approval of the application based on these findings: proper application, notice, and public hearing was made; the property is adjacent to R-1, R-2, and R-3 zoning and the change of zoning is compatible with the neighborhood, the zoning change will not affect the health, safety and welfare of the community in a negative manner; the zoning change is consistent with the Land Development Code and the City Master Plan; and the four review standards stated in the Land Development Code for amendments to the official zoning map have been met. Director Westbay informed Council the property owner to the south of the applicant's property had expressed some concern but had not submitted any information for the record, did not attend the Planning Commission Public Hearing; and is not present this evening to give input on the application.

Mayor Ferguson asked if any letters were received from the public to be entered into the record. None were received.

Mayor Ferguson called for public comment. Applicant Craig Duncan came forward. Mr. Duncan stated he and his wife own many properties in the City and consider themselves good neighbors. They keep nice properties and will build a nice duplex on the lot. Council thanked Mr. Duncan.

Mayor Ferguson called for any further comments. Hearing none, he closed the Public Hearing at 7:08 P.M.

Consideration of Minutes:

Regular Session Meeting Minutes of October 11, 2005.

Councilor Nesbitt moved and Councilor Miller seconded the motion to approve the Regular Session Meeting Minutes of October 11, 2005, as submitted.

Roll call vote, yes: Medina, Harriman, Ferguson, Miller, Nesbitt. So carried.

Roll call vote, no: None.

Pre-Scheduled Citizens:

Dr. Fred Rainguet – Selection Process for New City Manager. Dr. Rainguet stated the application deadline is this Friday, October 28, and he had received approximately 30 resumes to date. The job announcement on the ICMA website has received 700 hits and the Government Jobs website has received 325 hits. In addition, he mailed out 160 personal mailings to City Managers throughout the State and surrounding areas. He anticipates receiving between 40 and 50 applications. Discussion ensued on staff participation, tours for the interviewees, the community reception, and how people would get their input to Council. Councilor Harriman stated she would like to look at all of the resumes prior to the meeting next week. Arrangements were made to get the resumes to Council on Monday morning. Other topics discussed: the necessity of having a panel of "peer" City Managers; interviewing local candidates; the makeup of a community leaders panel; and the proposed schedule. Council had consensus on the proposed schedule except the City Manager peer panel will be a community leaders panel.

Councilor Nesbitt moved and Councilor Miller seconded the motion to call a Special Session to hold an Executive Session on Tuesday, November 1, 2005, at 6:00 P.M. in the City Hall Council Chambers to select the finalists to be interviewed for the City Manager vacancy.

Roll call vote, yes: Harriman, Ferguson, Miller, Nesbitt, Medina. So carried.

Roll call vote, no: None.

Unfinished Business:

Proposed 2006 City Budget. Finance Director Hanson informed Council of the following: the Region 10 dues have increased for 2006; the Restorative Justice Program and the WSC Counselor Visitation program representatives will be making presentations to Council in the next few weeks; and the Balloon Rally submitted a funding request for \$275.00.

New Business:

Contract for Service in the Amount of \$2,000 with Gunnison Housing Authority for Gunnison Housing Symposium. This item was discussed at last week's Council Work Session.

Councilor Nesbitt moved and Councilor Medina seconded the motion to approve the Contract for Service in the Amount of \$2,000 with Gunnison Housing Authority for the Gunnison Housing Symposium to be held on October 29th, and to authorize the Mayor's signature on said contract.

Roll call vote, yes: Ferguson, Miller, Nesbitt, Medina, Harriman. So carried.

Roll call vote, no: None.

Set Special Session for Tuesday, November 1, 2005. Action on this item took place earlier in the meeting.

3rd Quarter 2005 Financial Update. Finance Director Hanson addressed Council. Items discussed: the transfer of budgeted funds within the Street & Alley Improvements Funds to cover shortfalls within specific project line items; the General Fund Capital Projects expenses; the General Fund revenues are tracking on schedule; the Electric Fund will be asking for an additional appropriation to cover purchased power increases and the purchase of new construction materials; the Water Fund is asking for a transfer within their capital projects to utilize savings on the water tank painting project for the purchase of additional radio read meters; the Wastewater Department Fund will be asking for an additional appropriation for the emergency generator that was installed in 2004; revenues and expenses are tracking on schedule; sales tax is up 5 to 6% over projections; and tap fees are well above budgeted figures. Councilor Miller asked about the possibility of all mineral severance revenues being placed in the Ditch Fund. Discussion ensued. Consensus was for any revenue received over the budgeted funds be placed in the Ditch Fund. This line item will be re-addressed in the 2007 proposed budget. Revenues and expenses are tracking on schedule.

Ordinance and Resolutions:

Ordinance No. 13, Series 2005; Re: Changing the Zoning District Classification of Lot 19, Rainbow Meadows Estates, Filing No. 2 from R-1 to R-2 and Amending the Official Zoning Map of the City of Gunnison, Colorado; 1st Reading.

Councilor Miller introduced Ordinance No. 13, Series 2005, and it was read by title only by the City Attorney.

Councilor Miller moved and Councilor Nesbitt seconded the motion that Ordinance No. 13, Series 2005, **AN ORDINANCE CHANGING THE ZONING DISTRICT CLASSIFICATION OF LOT 19, RAINBOW MEADOWS ESTATES, FILING NO. 2, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED MARCH 24, 2004, BEARING RECEPTION NO. 540071, CITY OF GUNNISON, COUNTY OF GUNNISON, STATE OF COLORADO, FROM R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO R-2 (DUPLEX RESIDENTIAL DISTRICT), AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF GUNNISON, COLORADO,** be introduced, read, passed and ordered published on first reading this 25th day of October, 2005.

Roll call vote, yes: Miller, Nesbitt, Medina, Harriman, Ferguson. So carried.

Roll call vote, no: None.

Resolution No. 34, Series 2005; Re: Commending Kurt Schram for His Service on the City of Gunnison Planning and Zoning Commission.

Councilor Miller introduced Resolution No. 34, Series 2005, and it was read in its “complete fullness” by the Mayor.

Councilor Miller moved and Councilor Nesbitt seconded the motion that Resolution No. 34, Series 2005, **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GUNNISON, COLORADO, COMMENDING KURT SCHRAM FOR HIS CONTRIBUTIONS TO THE CITY OF GUNNISON PLANNING AND ZONING COMMISSION**, be introduced, read, passed and adopted this 25th day of October, 2005.

Roll call vote, yes: Nesbitt, Medina, Harriman, Ferguson, Miller. So carried.

Roll call vote, no: None.

Mayor Ferguson added his personal thanks to Kurt for his contributions to the City.

City Attorney: Nothing further to report.

Interim City Manager: Ken Coleman: Public Works Departmental Report. Director Coleman reviewed the report in Council packets and stated the landfill closure plan is going well and the fence around the old landfill has been installed. The street improvements projects are going well but the Spencer Avenue/Highway 135 intersection project is stalled while the State re-reviews the plans. The waste oil heater is awaiting start-up for the winter season.

Interim Manager Coleman reported the following: there is a memo in their packets on the Mayors’/Managers’ meeting he attended; the property description on the Bidwell land purchase has been completed by the surveyor; and at the Gunnison Basin Roundtable meeting, David Baumgarten was appointed to the Board.

City Clerk: Gail Davidson: Nothing to report.

Non-Scheduled Citizens:

John Bach and Parks & Recreation Director Ampietro addressed Council. Mr. Bach is asking for approval of a multi-day special events permit to conduct a memorial for the soldiers killed in Iraq. The memorial consists of 2000 white crosses placed in Jorgensen Park. It is a quiet exhibit and is devoid of political agenda and ideology. The theme is “Remembering Lives Lost” and the only speaking will be at a candlelight vigil on Veteran’s Day. Director Ampietro stated there is no scheduling conflict and the memorial would be placed north of the rink area. Mr. Bach thanked Director Ampietro and his staff for their help.

Councilor Harriman moved and Councilor Nesbitt seconded the motion to approve the multi-day Special Events Permit application for John Bach for a memorial for the 2000 soldiers killed in Iraq.

Roll call vote, yes: Medina, Harriman, Ferguson, Miller, Nesbitt. So carried.

Roll call vote, no: None.

General Discussion/Items for Work Session:

Councilor Harriman: Report on Planning & Zoning Commission Meeting. Councilor Harriman reported the Commission held a discussion on the draft vision statement for the Master Plan and they are sending a letter to the County on the proposed Shady Island Development.

Report on Customer Service Work Team Meeting. Councilor Harriman stated the Team discussed: the success of the City’s birthday celebration; the remaining Workplans for 2005; the 2006 Workplans which might include a customer service survey, a customer service workshop, a walking tour of the City that will include historic sites, the SculptTour and the murals. Councilor Harriman stated she has discussed continuing the Sacklunch Stories with the Arts Center.

Report on Gunnison Housing Authority Meeting. Councilor Harriman stated they talked about the upcoming Housing Symposium and hope to define essential, affordable and/or attainable housing. Councilor Harriman also commended Director Denise Wise on her work with the interpersonal relationships among the residents of the self-help build projects.

Report on Gunnison Library Advisory Board Meeting. The Advisory Board met and discussed potential sites for the new library. The County has authorized purchase of land in 2006 if the opportunity presents itself. The Community Center site was discussed as a potential site.

Mayor Ferguson: Special Events Coordinator Meeting. The Mayor first reported he and Councilor Miller attended the ribbon cutting for the new mural at High-Country Carpet. The murals committee has 9 buildings donated for mural painting for next year. Most of these are alleyscapes. The committee and artists are to be commended for making Gunnison a better place.

Mayor Ferguson then informed Council on the meeting he attended about the proposed Special Events Coordinator. The Gunnison Chamber Executive Board is in support of the concept. Gunnison County is participating financially at both ends of the valley. They have committed \$20,000 in the 2006 budget for the position. Finance Director Hanson is preparing a draft Contract for Service and will get Council's input on the document.

Councilor Nesbitt: Reported he has received updates from Tourism Association Director Jane Chaney on the airline seats sold. The number is up 3800 from last year and this includes a higher number of seats available.

Councilor Miller: Reported he has a busy week ahead attending the CML, Region 10 and Cast meetings in Montrose and Grand Junction.

Interim City Manager Coleman: thanked the Mayor for the letter of support for the County's grant application for the Riverwalk Trail. In addition, next Tuesday Staff will be holding an in-house roundtable discussion on performance evaluations. The discussion will focus on getting every evaluator on the "same page" during the upcoming performance evaluation process.

Adjournment: At 8:44 P.M.

Mayor

City Clerk